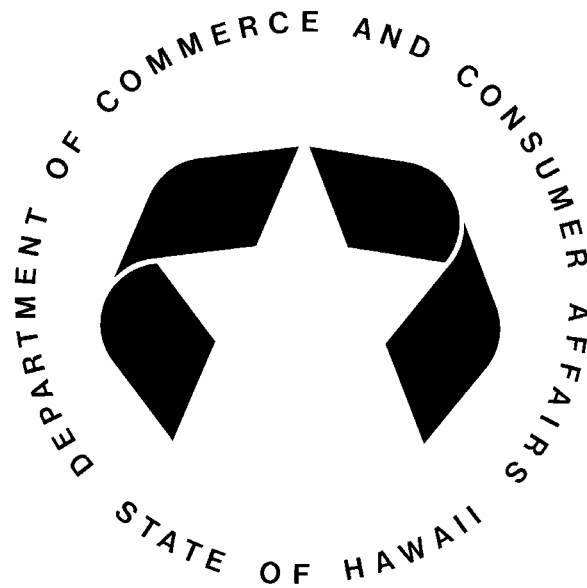


# REAL ESTATE COMMISSION

## STATE OF HAWAII



FISCAL YEAR 2006

## PROGRAM OF WORK AND BUDGET

Trudy I. Nishihara  
Chair

# PROGRAM OF WORK AND BUDGET

## I. PROGRAM OF WORK

- A. LAWS AND RULES REVIEW COMMITTEE
- B. EDUCATION REVIEW COMMITTEE
- C. CONDOMINIUM REVIEW COMMITTEE

## II. BUDGET

- A. REAL ESTATE RECOVERY FUND
- B. REAL ESTATE EDUCATION FUND
- C. CONDOMINIUM MANAGEMENT  
EDUCATION FUND

I. PROGRAM OF WORK

A. LAWS AND RULES REVIEW COMMITTEE

LOUIS ABRAMS, CHAIR

KATHLEEN H. KAGAWA, VICE CHAIR

PROGRAM OF WORK AND BUDGET  
LAWS AND RULES REVIEW COMMITTEE  
Chair: Louis E. Abrams  
Vice-Chair: Kathleen H. Kagawa

FISCAL YEAR 2006

REAL ESTATE RECOVERY FUND

- continuous program
- provide information and advice; process and administer claims; coordinate responsibilities with consultant attorneys; administer contracts with consultant attorneys; administer records management
- maintenance and review of budget, finance, and records for RERF; develop and adopt investment guidelines, administer any contract with consultant; provide quarterly and annual financial statements
- develop a collection program; continue to administer the State Tax Intercept Program; feasibility of contracting with collection agencies; consultant attorney with assistance of private investigator to search for debtors of outstanding judgments
- administer contracts with consultant attorneys; consultant attorneys to make recommendations on whether to renew assigned judgements for collection purposes and periodically initiate collection efforts, such as researching conveyance and real property tax records
- provide annual statistical data about the claims/payouts/issues; provide quarterly case summary reports and to include in bulletin/annual report/webpage; provide the aforementioned to any interested party
- administration and funding of staff position
- determine feasibility and recommendations of electronic administration, including scanning of documents on CDs for record purposes and electronic case tracking,
- develop, print, and distribute simple plain language brochure on the requirements and procedures to file for the recovery fund; include in website

## **REAL ESTATE LICENSING, REGISTRATION & CERTIFICATION ADMINISTRATION**

- continuous program
- review and recommend amendments to licensure requirements to improve consumer protection, streamline the licensing program for new real estate licenses, including salespersons, brokers, corporations, partnerships, sole proprietors, branch offices, broker experience, including laws, rules, policies, procedures, forms, information, records management, review process, etc.; implement recommendations from "Review of Services and Organization" program of work, as applicable
- administer appeals for license/certification/registration denials, including subpoenas, review, refer, and coordinate with Hearings Office, Special Deputy AG, AG's Office, PVL, testify at hearings
- administer subpoenas for records/documents, appearance, or deposition for civil or criminal cases before the courts or from government agencies, review, refer and coordinate with Licensing Branch, Special Deputy AG, AG's office, OIP, court reporter
- plan, implement, and administer any new Acts and rules amendments that affect real estate licensing
- review and prepare summaries of on all disciplinary cases and application appeal cases for Bulletin/webpage/annual reports; periodically research and present analysis of disciplinary cases
- research and report on the feasibility of examination consultant providing appropriate services to assist in licensing, including but not limited to provisional licensing at exam site, records management, and databases for certificates, joint program with ERC

## **ADVICE, EDUCATION, AND REFERRAL**

- continuous program
- via telephone/correspondence/walk-in/fax/website/email, provide advice, education, and referral to applicants, licensees, government officials, consumers, public, media/press, including research, reproduction, mailing, etc.
- print or reprint and distribute REC educational materials, including PB/BIC distribution; provide educational materials through REC website

- administer and provide requestors with access to public information and records, including requests for copies, subject to compliance with the Uniform Information Practices Act and other related laws; work with the PVL Program Specialist and OIP
- respond to inquiries, requests, and constituency requests for the Governor, Lt. Governor, Director, Deputy Director, Licensing Administrator, DCCA Division Chiefs, Legislators, Congressional members, Mayor, Council Members, and other government officials, including research, troubleshooting, collaboration, mediation, and drafting response.
- collect and provide quarterly statistical data on telephone, walk-in, correspondence, fax, website hits, and email assistance
- expand consumer information, especially on website, joint program with Technology and Website
- joint program with Education Review Committee

#### **RULE MAKING, CHAPTER 99**

- carryover program
- study and evaluate Chapter 99, HAR, and Chapter 467, HRS, for possible rule making; priority on issues from draft K-8 which could not be considered in SWAT I and housekeeping matters from SWAT I, December 2004 among others, REC decisions, informal and formal opinions, declaratory rulings, criteria for rehabilitation of applicants, consumer-brokerage relationships, including agency, MCE, prelicensing matters, advertising, personal transactions of licensees, disclosure to consumers of services/costs/right to negotiate terms, restorations, principal broker, CHO, all compensation issues in writing and prior to engagement, and deregulation where possible without reducing consumer protection and/or reducing State resources, hold at least two briefing sessions on draft and public hearing draft in all counties
- research, draft, review and comment, informal consultation with the Deputy Attorney General and initiate rule making; administer process, hearing process and approval procedures, public notices
- upon request, provide briefings to licensees and organizations

- provide informal notice of public hearing and proposed amendments through REC website; provide formal notice of public hearing and proposed amendments as per UIPA
- print and distribute a copy of any rule amendments to principal brokers and brokers in charge, if feasible in conjunction with amended law distribution; determine and recommend on the feasibility of electronic distribution

## **SUBCOMMITTEES**

- subcommittee on internet advertising and VOWs: study, consult with NAR, ARELLO, HAR, RICO, and others, provide report and any recommendations including rule and/or statutory amendments
- subcommittee on referral fees and license recognition: study, consult with NAR, ARELLO, HAR, RICO and others, provide report and any recommendations including rule and/or statutory amendments
- subcommittee on applicants with criminal and other legal background issues: study and consult, provide report and any recommendations including rule and/or statutory amendments
- Commissioners: **Kagawa**, Loudermilk, Abrams
- subcommittee on consumer-brokerage relationships and agency issues: study, consult with HAR, ARELLO, RICO, NAR, and others, develop report and any recommendations including education, rule and/or statutory amendments; plan, develop, and produce statewide symposium on consumer relationships and agency utilizing presenters from the Canadian Task Force, California, Colorado, John Reilly, HAR, and others, complete by September 2005, joint program with ERC; consider contracting a consultant; education workshops in all counties

## **MEETINGS**

- continuous program
- plan, coordinate, and conduct monthly LRRC meetings; including arrangement for facilities, agenda, testifiers, and minutes; pre- and post-meeting requirements, briefing of and coordination with Chair; provide agendas and meeting schedules to participants, HAR, and upon request, include in REC website
- joint program with Education Review Committee and Condominium Review Committee

- coordinate dates and times with HAR and Boards of Realtors to avoid conflicts

#### **LICENSING RENEWAL**

- continuous program
- develop and administer plan for license renewal, work with PVL on electronic renewal, distribution of renewal application forms, including coordination of MCE, initiate publicity program on the renewals, including bulletins, website, Board of Realtors bulletins, other organization newsletters, local media, notices to PBs
- conduct workshops with Licensing Branch on Electronic Renewal, Batch Renewals and Steps to a Better Renewal, sites to include Honolulu, Lihue, Kahului, Hilo, and Kona, work with local boards of realtors and key organizations, in conjunction with Specialists of the Day
- work with Licensing Branch to distribute a licensing roster of all current real estate salespersons to principal brokers to update records at least 6 months prior to renewal deadline
- joint project with Licensing Administrator

#### **LEGISLATIVE AND GOVERNMENT PARTICIPATION**

- coordinate with Administration
- provide briefings to Legislators and staff, act as resource to Legislators, draft language, draft committee reports, etc.
- research, study, and draft written testimony on non-REC bills; provide oral testimony at hearings, etc.
- respond to and work on inquiries/complaints/requests for information/general assistance, including the Governor, Lt. Governor, Legislators, Mayors, Council Members, Congressional Members, and other government officials, including foreign governments, especially Pacific Rim
- joint program with Education Review Committee



## **INTERACTIVE PARTICIPATION WITH ORGANIZATIONS**

- continuous program
- continue active participation with Hawaii, Pacific Rim, National and International organizations and government agencies for the exchange of information and concerns, sharing of educational and research efforts, joint projects of mutual concern, training, etc. through attendance and participation at local, regional, international, and national meetings
- joint program with Education Review Committee

## **LEGISLATIVE ACTS AND RESOLUTIONS**

- continuous program
- review legislative acts; amend Chapter 467 public copy and work with ASO for publication; develop summary briefing for bulletin/website, Commissioners/Staff
- plan and implement requirements of acts and resolutions
- purchase or reimburse ASO and distribute copy of amended Chapter 467 and rules to all principal brokers and brokers in charge, and new brokerages; reserve copies for future distribution, study feasibility of distribution through proposed PB/BIC email system
- upon request, provide legislative briefings
- joint program with CRE on "Recodification of Chapter 514A", conduct seminars/workshops for real estate licensees on Act 93 (SLH 2005) with CE elective credit, include a copy of the new law as well as other recodification education materials in the distribution to principal brokers and brokers in charge

## **NEIGHBOR ISLAND OUTREACH**

- continuous program
- hold a minimum of 3 LRRC meetings on neighbor island sites, with CRC and ERC; counties of Kauai, Maui, and Hawaii are the pre-selected sites with dates to be determined
- consideration to hold meetings in collaboration with local Board of Realtors, HAR, educational organizations, condominium organizations, etc.
- joint program with ERC and CRC

## REVIEW OF SERVICES AND ORGANIZATION

- continuous program
- analyze and initiate steps to improve the services provided or amend processes without compromising consumer protection, to streamline for effectiveness and efficiency, amendments to laws, amendments to rules, amending forms, amending the system, staffing, equipment, reorganization, partnerships with consultants, etc.
- conduct meetings and exchanges with Licensing Branch to improve services, clarify and amend procedures/forms/policies/rules/public responses; conduct training sessions for Licensing Branch personnel
- development and implementation of improved and timely license verification and history program with disciplinary and complaint information, forms, computerization; work with DCCA's website on license information and complaints history
- collect computerized data on applications and provide periodic statistical reports including numbers of filings, processing time, etc.
- joint program with Licensing Administrator for overall REB and PVL services

## APPLICATION PROCESSING AND FORMS

- continuous program
- study and evaluate the processing of application forms, the wall and pocket card license; evaluate and amend forms and instructions; assist in mainframe computer programming issues
- develop user friendly applications and instructions in coordination with Licensing Branch and PVLD
- study and report on other electronic/computer methods to improve application processing and providing a database, including additional uses of bar coding and services offered by testing companies and others
- continue providing more application forms through Internet in coordination with PVLD. See ERC program of work under "New Technology Program"

#### **ARELLO NATIONAL DISCIPLINARY ACTION DATA BANK**

- continuous program
- continue participation in the ARELLO National Disciplinary Action Data Bank to assist in background review of applicants and assist in consumer protection nationally, prepare and provide periodic reports to ARELLO
- participation through testing contract whereby every exam applicant will be reviewed through data bank
- request and review applicants with data bank, follow-up negative reports with host jurisdiction and secure further information on the disciplinary matter

#### **CASE LAW REVIEW PROGRAM**

- continuous program
- monitor, collect, and report on case law, disciplinary actions on other licensing areas that are relevant to real estate licensees, judgments and decisions on Hawaii court cases, federal court cases, and other states court cases; material cases to be considered for Real Estate Bulletin and webpage
- report on Hawaii specific cases to ARELLO annually

#### **RULE MAKING, CHAPTER 53, FEES**

- continuous program
- monitor and review services provided in relation to fees charged, research/study, make recommendations, develop drafts, administer rule making, hearing, approval; in coordination with Licensing Administrator
- administer with Licensing Administrator any submission through review process, hearing, approval, and implementation

#### **COMMISSIONERS EDUCATION PROGRAM**

- continuous program
- research and draft amendments to REC Reference Book, August 2005
- hold orientation sessions for new Commissioners and provide educational opportunities for Commissioners

- continue usage of CLEAR Board Member Training Manual and ARELLO Commissioner Training Program
- participate in training of Commissioners as provided by ARELLO, REEA, CAI, CLEAR, and other organizations

#### **DIVISION AND DEPARTMENT PROGRAMS**

- continuous program
- coordinate and work with PVL, DCCA, and others on any program of mutual concern, joint program with ERC and CRC
- review, analyze, and coordinate positions on Chapter 436B as it relates to Chapter 467 and Chapter 514A with PVL and the AG's Office, including self-executing provisions.
- RICO Advisory Panel: work, recommend, and coordinate with RICO

#### **HUD/ARELLO FAIR HOUSING AGREEMENT**

- continuous program
- administer the terms of the agreement and coordinate review by HUD officials
- participate with ARELLO Fair Housing Committee and work with ARELLO on the terms of the agreement

I. PROGRAM OF WORK

B. EDUCATION REVIEW COMMITTEE

VERN YAMANAKA, CHAIR

CAROL MAE A. BALL, VICE CHAIR

**PROGRAM OF WORK AND BUDGET  
EDUCATION REVIEW COMMITTEE  
Chair: Vern Yamanaka  
Vice-Chair: Carol Mae A. Ball**

**FISCAL YEAR 2006**

**CONTINUING EDUCATION CORE COURSE**

- carryover program
- research and report on recommendations on the future of the core course and justification for continuation, including course development through a consultant, utilization of existing courses, multiple options for licensees to meet core course requirement, feasibility of utilizing other courses as an equivalency to the core course, joint development program with HAR, review ARELLO jurisdiction's programs, electronic delivery and record keeping; consider contracting with a consultant
- administer 2005/2006 REC core course and equivalent core courses, its certification; distribution of curriculum materials to providers, provide monitoring and evaluation
- administer contract with consultant for REC core course for 2005/2006; including, among other areas, the recodification of Chapter 514A; electronic delivery, feasibility of electronic database for certificates and record keeping, instructor orientation and/or IDW; consider contract renewal for 2007-2008 licensing biennium
- joint program with the CRC on the "Recodification of Chapter 514A" as to those issues that are pertinent to real estate licensees

**SALSESPERSON CURRICULUM AND RESOURCES**

- administer the contract with the consultant on the research and development of the new salesperson curriculum, including arriving at a consensus with prelicensing schools/instructors, HAR, local Boards of Realtors, DCCA/PVL, Promissor, EETF Subcommittee and other interested parties; provide an instructor orientation and/or IDW workshop on the new salesperson's curriculum
- contract with a consultant for the research and development of electronic delivery of the new salesperson curriculum via stand-alone modules that are compatible with classroom delivery; conduct instructor

orientations; provide periodic updates; develop electronic database for recordkeeping and certificates

- work with Promissor on the new salesperson's examination, including review of exam curriculum, items, cut scores, developing new items through item writing sessions, pretest items, etc.; conduct instructor briefings; initiate new salesperson exam
- administer new salesperson curriculum and provide updates

#### **BROKER CURRICULUM AND RESOURCES**

- carryover program
- administer and implement new broker curriculum in collaboration with prelicensing schools and instructors, Promissor, and PVL; continuous consultation and review with ARELLO, REEA, and other jurisdictions
- contract with consultant for the research and development of electronic delivery of part of the new broker curriculum compatible with the classroom delivery; conduct instructor orientations; feasibility of electronic database for recordkeeping and certificates
- administer new broker curriculum and provide updates

#### **ADVICE, EDUCATION, AND REFERRAL**

- continuous program
- provide advice, education, and referral to applicants, licensees, government officials, consumers, public, organizations, etc., including research, reproduction, mailing, etc.
- develop a distribution system of educational and informational products to each principal broker and broker in charge, consider utilizing an email service and/or special webpage for principal brokers and BICs
- publish and distribute educational and informational materials; provide educational materials through REC website; update agency educational materials and provide through website
- administer and provide requestors access to public information and records, including requests for copies; subject to compliance with the Uniform Information

Practices Act and work with the PVL Program Specialist or the Office of Information Practices

- respond to inquiries, requests and constituency requests for the Governor, Lt. Governor, Director, Deputy Director, Licensing Administrator, DCCA Division Chiefs, Legislators, Congressional members, County Officials, and other government officials, including research, troubleshooting, collaboration, mediation, and drafting responses
- collect and provide statistical data on telephone, walk-in, and correspondence assistance
- study and report on the feasibility of providing information and advice with less resources, including use of telephonic prerecorded information system and participation in local e-mail systems and e-government
- maintain and improve the webpage through the internet; consider controlled use of e-mail
- joint program with LRRC

#### **ADMINISTRATION OF PRELICENSE EDUCATION PROGRAM, SCHOOLS, AND INSTRUCTORS**

- continuous program
- administration of prelicense school and instructors, applications, approval process, information, renewals, certification, records management, re-evaluation, etc.; periodic meetings, consider electronic delivery of records management (electronic database administration, joint program with New Technology Program and REC Website)
- coordination of instructor's examination program
- administration of evaluation system on schools and instructors
- research, development, printing, and distribution of quarterly "School Files", a bulletin for educators; a joint program with the Continuing Education Program
- periodic meetings with schools and instructors for exchange of concerns, information, amended laws and rules, etc.

#### **ADMINISTRATION OF EXAMINATIONS**

- continuous program



- administration of real estate licensing examination program, including contract administration with Promissor under the contract extension, information, trouble shooting, review and amendments to application booklets, periodic reports, daily exams, examination at Promissor sites out-of-state, etc.
- coordinate periodic Promissor workshop for schools, instructors, Commissioners and REB staff, test site administrators
- administer instructor examination program
- monitor all exam sites (including neighbor islands) at least once per year, report, recommend, etc.
- participate in the national uniform test development programs
- continue participation in the ARELLO examination certification program and the ARELLO education fund fee
- coordinate, conduct, and administer test development sessions with Promissor, including selection and coordination of panel members, develop listing of volunteers from various specialty areas in real estate
- monitor and review curriculum; provide timely laws and rules update report to Promissor; coordinate the implementation of any amended curriculum for the salesperson and broker into the examinations; and assist with issues on exam content/curriculum/exam questions
- joint program with the LRRC on the feasibility of the examination consultant providing appropriate services to assist in licensing, including a database system for an online reference file for prelicensing school certificates, prelicensing education equivalency certificates, uniform section equivalency of prelicensing examination certificates, broker prelicensing experience certificates that will eliminate the inspection of certificates at exam sites and submission to Licensing Branch

#### **ADMINISTRATION OF CONTINUING EDUCATION PROGRAM, PROVIDERS, AND INSTRUCTORS**

- continuous program
- administration of continuing education program, providers, instructors, courses, information center, records management, etc.

- research, development, printing, and distribution of quarterly "School Files", a bulletin for educators; a joint program with the Prelicense Education Program, consider utilizing a special email system and/or webpage
- development, printing, and distribution of continuing education course schedules, consider as part of a proposed email program to principal brokers
- periodic meetings (including neighbor island sites) with providers and instructors for the exchange of concerns, information, amended laws and rules, etc.; consideration on providing these meetings in conjunction with Neighbor Island Outreach and Real Estate Specialists Office of the Day
- feasibility study into the delivery of CE courses through other means, including home study, interactive video and computer programs, HITS, television, cable TV, self study with challenge exams, internet, etc.
- study, develop, and report findings on criteria to determine equivalencies to continuing education courses
- study, draft, and implement any recommended amendments to the MCE program via legislative act, including forms, instructions, and rule making;
- information on providers, courses, instructors, and class schedules to be distributed via REC webpage and hard copies
- continue to provide on REC website: CE course completion of each licensee, course schedules, list of approve providers/instructors/courses, core course equivalencies

#### **ADMINISTRATION OF CONTINUING EDUCATION ELECTIVE COURSES**

- continuous program
- provide administrative information to elective course providers and licensees, assist providers in submissions, review submission applications, review submitted curriculum, make recommendations, and records management

#### **EDUCATION EVALUATION TASK FORCE (EETF)**

- continuous program
- administer advisory subcommittee consisting of various members of the real estate industry, HAR, Local Boards,

etc.; review, study, and make recommendations to ERC on education issues and education program of work items; subcommittee to meet periodically

- study real estate education-related issues, concerns, and recommendations, working with HAR and CE and prelicensing education providers/instructors/industry/local boards, including considering special requirements for PBs and BICs, increasing hours, annual mandatory courses, course examination, and privatization
- consider post-licensing requirements for new salespersons and brokers, and special requirements for PBs and BICs, especially education which should be considered in conjunction with brokerage firms orientation/education programs

#### **MEETINGS AND SYMPOSIUM**

- continuous program
- plan, coordinate, and conduct monthly Education Review Committee meetings; including facilities arrangements, agenda, testifiers, and minutes; complete pre- and post-meeting requirements, briefing of Chair and SEO; provide agendas and meeting schedules to participants and upon request, include in REC website
- plan, coordinate, and produce symposium, when necessary, to develop or amend program of work and budget; including facilities arrangements, speakers, agenda, testifiers, etc.; work with the LRRC in developing and producing statewide symposium on consumer relationships and agency
- joint program with LRRC

#### **ANNUAL REPORT AND QUARTERLY BULLETIN**

- continuous program
- research, edit, printing, and distribution of quarterly REC bulletin; contract administration with consultant, procurement code management; provide for guest articles from the real estate community  
DEADLINE TO PRINT: End of July, October, January and April
- annual report shall include CMF annual report for completion by December 31 of which costs shall be divided evenly between REEF and CEF, for distribution to Legislature and Governor only, electronic distribution

- REC bulletin and annual report shall be placed on the REC webpage immediately upon completion either by completion of article or prior to distribution, and continue studying the feasibility of eliminating printing and distribution of hard copies through utilizing user-friendly software and electronic distribution, the goal is to provide more up to date information on the webpage, including electronic delivery of bulletin to each licensee
- develop and conduct survey through bulletin for comments, recommendations, topics, internet usage, delivery by email or webpage, CE, prelicensing, etc.

#### **REAL ESTATE EDUCATION FUND (REEF)**

- continuous program
- maintenance and review of budget, finance, and records for REEF; preparation of quarterly and annual financial statements; preparation of annual and biennial budgets; administration of fund investment programs including contract administration and procurement code management

#### **NEIGHBOR ISLAND OUTREACH**

- continuous and carryover program
- hold a minimum of three ERC meetings on neighbor island sites, with CRC and LRRC; islands of Kauai, Maui, and Hawaii are the preselected sites with dates to be determined
- consideration to hold meetings in collaboration with local board of Realtors, HAR, educational organizations, condominium organizations, etc.
- special education or outreach work at neighbor island sites for issues of concern
- joint program with LRRC and CRC

#### **INTERACTIVE PARTICIPATION WITH ORGANIZATIONS**

- continuous program
- active participation with Hawaii, Pacific Rim, national, and international organizations and government agencies for the exchange of information and concerns, sharing of educational and research efforts, joint projects of mutual concern, training, etc. through attendance, membership and participation at local, regional, national and international meetings;

including Real Estate Educators Association (REEA), Association of Real Estate License Law Officials (ARELLO), Council on Licensure, Enforcement, and Regulation (CLEAR), National Association of Realtors (NAR), Hawaii Association of Realtors (HAR), Board of Realtors, Hawaii State Bar Association, IREM, National Land Council, etc.

- Commissioner and staff member participants shall participate in all communications, attend all pertinent meetings/workshops, and take an active role in representing the interests of the Commission, PVL, DCCA, and the State, especially taking an assertive role in all certification programs, participants to provide a written report to Commission/PVLD/DCCA of all participation
- joint program with LRRC

#### **REAL ESTATE SEMINARS**

- continuous program
- provide for statewide seminars for real estate licensees and/or consumers through a contractor via subsidy, sponsoring, assisting, or co-sponsoring
- priority to utilize existing REC educational materials, and produce cost effective programs utilizing State or public-type facilities
- cancellation policy based on minimum early registration requirement, complimentary admissions for Commissioners, staff members, RICO staff members
- administration of contract with consultant under procurement law, consider adding other consultants, including local board of realtors, government agencies, etc.
- develop and deliver seminars for PBs and BICs
- joint program with CRC on the "Recodification of Chapter 514A" and "Condominium Seminars and Symposium" as to those issues that are pertinent to real estate licensees
- consider consultant to produce statewide symposium on consumer relationships and agency, joint program with Meetings and Symposium and with the LRRC

#### **LEGISLATIVE PARTICIPATION, RESEARCH, AND REPORT**

- continuous program

- research, participate, and/or report on any request by the Legislature, including resolutions, agreements, and issues of mutual concern
- joint program with LRRC

#### **INSTRUCTOR'S DEVELOPMENT WORKSHOP**

- continuous program
- development, sponsoring, coordination, and/or producing of instructor development workshops for prelicensing and continuing education instructors to meet rule requirements; feasibility of video taping and/or HITS; study the feasibility of interactive video program
- research and administer requests for equivalency to other instructor development workshop
- development and production of a special instructor development workshop using continuing education core course
- administration of contract with consultant under procurement law
- consider partnership with REEA and/or with local board of realtors for an IDW

#### **EVALUATION AND EDUCATION SYSTEM FOR CE AND PRELICENSING INSTRUCTORS**

- continuous program
- in a collaboration with the Hawaii Association of Realtors, HARES, EETF Subcommittee, and other approved persons, continue to administer evaluation system of prelicensing and continuing education instructors which can provide an evaluation of teaching ability and subject knowledge; develop a system for student evaluation to REC that is handled independent of the instructor with consideration of electronic system; develop an evaluation system for a peer review system; the evaluation program must be in conjunction with an educational component to assist an instructor with substandard teaching ability and/or subject knowledge; the evaluation system shall provide for periodic reporting to REC
- research and report including an evaluation on the program and recommendations as to the continuance of the program and if continued, how it is to be administered, feasibility of peer review

- administration, volunteers, or contractor research and report on the feasibility of online/electronic evaluation system
- include providers in the monitoring/evaluation system, administer on site monitoring/evaluation program that is unannounced and conducted by REB staff, Commissioners, EETF members, and others to be determined

#### **REAL ESTATE SPECIALIST OFFICE FOR THE DAY**

- continuous program
- real estate specialists set up office at RICO neighbor island offices or other sites to provide advice, education, and referral with advanced publicity, mail outs, and appointments; upon request, provide training to RICO investigators
- where possible, consider a joint program with the condominium specialists office for the day program and combining with other programs for the neighbor islands, including seminars, conventions/meetings, courses
- coordinate with local boards, holding it at the board's offices or in conjunction with a board function

#### **REAL ESTATE SPEAKERSHIP PROGRAM**

- continuous program
- subject to State government approvals and priorities, honor request to provide a speaker, resource person, or participant in a function related to real estate education. The participant to be either Supervising Executive Officer, Executive Officer, Real Estate Specialist, Commissioner, or other Staff member
- joint program with CRC on the "Recodification of Chapter 514A" as to those issues that are pertinent to real estate licensees

#### **PRELICENSING EDUCATION EQUIVALENCY ADMINISTRATION**

- continuous program
- continue evaluating educational requirements of other States and jurisdictions in coordination with ARELLO; report findings and propose amendments to the prelicensing education equivalency, forms, instructions
- review, approve or deny, or present to REC applications

for prelicensing educational equivalency; including coordination with Licensing Branch and applications for broker experience certificates

- develop an electronic certification system and databases for use by exam sites, prelicensing schools, applicants, and Licensing Branch

#### **UNIFORM SECTION EQUIVALENCY OF PRELICENSING EXAMINATION**

- carryover program
- administer uniform section equivalency program which recognizes the passage of the uniform part of another jurisdiction's exam
- administer exam contract provision on utilizing either part of exam for different purposes

#### **TECHNOLOGY AND WEBSITE**

- continuous program
- administration of in-house and network computer system, coordination with DCCA's coordinator, training of staff, purchases of hardware and software, programming, etc.
- utilization of laptop computer for screen projection at meetings, symposiums, training, etc.
- administer scanner for use with network and other programs
- shared with CEF budget
- work with DCCA and PVL on Department and Division plans on technology, computer systems, network, etc., including joint venturing projects and purchases
- administration and maintenance of REC website with long range goal that it be the main source of communication and information to licensees, applicants, and the consumers
- feasibility and purchase of fax on demand services for applicants, licensees/registrants, and the public, which will include all applications and instructions, info sheets, etc. with consideration for joint venturing with PVL
- continue to work on the feasibility of placing all REC forms, applications, information sheets, change forms, education forms, licensing forms on REC website



- study and report on the feasibility of email service to PBs and BICs
- research and develop a comprehensive electronic delivery program for educational programs, courses, information, assistance to schools and providers, etc.; for licensees and candidates; including an electronic student evaluation system for prelicensing and CE; contract with consultant; (1) see below
- research and develop an electronic database for prelicensing school certificates, prelicensing educational equivalency certificates, uniform section examination equivalency certificates, broker experience certificates, continuing education certificates, continuing education equivalency certificates; data to be inputted by schools, providers, LB, REB; online review of eligibility by candidates, licensees, test sites, LB, REB; linkage or part of licensing database; contract with consultant; joint program with Administration of Examinations; (2) see below
- develop a system to collect the email addresses of licensees for administrative and educational purposes that is consistent with the OIP law

#### **RECORDS MANAGEMENT**

- carryover program
- evaluate, plan, reorganize, and implement a centralized, consistent, user friendly, computerized glossary of the existing and future records and files (documents and computer); administration with REB, PVL, and DCCA policies and other statutory requirements
- administration of Records Report System and Uniform Information Practices Act with consultation with the Office of Information Practices; user friendly access to public information
- research alternatives for records storage (computerization, scanning, optic readers, CD Rom, microfilm, etc.) and public information provided via local email systems or egovernment; implement new scanning/CD of records and the delivery of public information through website
- consider consultant, or special training

#### **INFORMATION DISTRIBUTION SYSTEM**

- carryover program

- research, development, and implementation of a centralized information distribution system for all the education products produced by the REC and HREREC; a standardized policy and procedure for distribution, purchasing, copyright, specific permission copying or generic permission copying of brochures, reports, video tapes, etc.

#### **NEW SALESPERSON AND NEW BROKER STARTUP KITS**

- continuous program
- package and distribute startup kits to newly licensed salespersons, which will include but not be limited to the Licensee Guide, latest annual report, past available bulletins, and special distribution materials with a cover letter, Chair's message, to include recommendation to initiate own reference library
- package and distribute startup kits to newly licensed sole proprietor, corporation, and partnership brokers, which will include but not be limited to PB/BIC Brochure, Advertising Brochure, Fair Housing Brochure, RICO handout, Chapters (467, 436B, 99), REB Info Sheet, latest annual report, past available bulletins of interest, and other special distribution materials with a cover letter, Chair's message, to include recommendation to initiate own reference library, costs of printing, purchasing, and distribution of materials by Real Estate Education Fund
- revise contents of startup kits based on curriculum, costs of printing, distribution of materials

#### **COOPERATIVE EDUCATION, RESEARCH, AND ADMINISTRATION PROGRAM**

- continuous program
- actively participate and sponsor cooperative education, research and administrative programs for those persons, Branches, Divisions, Department personnel, Attorney General's Office that provide direct or indirect services to REC or are part of a real estate related program

#### **DIVISION AND DEPARTMENT PROGRAMS**

- continuous program
- coordinate activities and programs of mutual concern with PVL and DCCA.
- joint program with LRRC and CRC

#### **STAFF AND COMMISSIONERS DEVELOPMENT**

- continuous program
- development and training of staff and commissioners for better administration of the real estate programs
- participate in training and educational opportunities provided by REEA, ARELLO, CAI, CLEAR, and other organizations

#### **REAL ESTATE REFERENCE LIBRARY**

- continuous program
- subscribe and purchase real estate reference materials for public review, study and report on the feasibility of a program through the Hawaii State Library system, similar to the Condominium Review Committee's program
- organize all real estate reference materials, including periodicals, books, reports, seminar/workshop materials, other states information, etc., into a standardized system that is user friendly and computerized
- review and decide on pertinent reference materials, purchase and stock REB reference library and consider State Library System
- include in REC webpage a catalog of public reference materials available in REB office

I. PROGRAM OF WORK

C. CONDOMINIUM REVIEW COMMITTEE

STANLEY M. KURIYAMA, CHAIR  
MICHELE LOUDERMILK, VICE CHAIR

**PROGRAM OF WORK AND BUDGET  
CONDOMINIUM REVIEW COMMITTEE  
Chair: Stanley M. Kuriyama  
Vice-Chair: Michele Sunahara Loudermilk**

**FISCAL YEAR 2006**

**RECODIFICATION OF CHAPTER 514A**

- carryover program
- Act 164 (2004 SLH) and Act 93 (2005 SLH)
- provide briefings, updates, and presentations to the condominium community, Administration, including on the REC website, Condominium Bulletin, Real Estate Bulletin, etc.
- develop a statewide multifaceted low cost educational plan for recodification, develop educational programs for different audiences and through different mediums, conduct educational sessions in each county and through various organizations/government agencies, administer other requirements
- review and amend all affected forms, instructions, informational sheets as appropriate
- review and determine if the existing REC-developed educational materials require revision and the extent of the revisions, report to CRC to consider what steps need to be taken for updating all the materials
- joint program with LRRC and ERC as to those recodification issues that are pertinent to real estate licensees

**ADVICE, EDUCATION, AND REFERRAL**

- continuous program
- provide advice, education, and referrals to the condominium community, applicants, consumers, licensees, government officials, organizations, public, etc.; including research, reproduction, mailing, etc.
- amend, print and distribute copy of §514A, HRS, and Rules to each registered association and registered condominium managing agent
- administer and provide requestors access to review public information and records, including requests for copies; subject to compliance with the Uniform

Information Practice Act and working with the Office of Information Practices

- collect and provide statistical reports on telephonic, walk-in, and correspondence on the above
- study and report on the feasibility of providing information and advice on telephonically prerecorded messages and providing to e-mail systems, including e-government, webpage, etc.
- maintain and improve webpage through the internet; consider controlled use of e-mail, including the education calendar and condominium database; add section to the webpage on the most commonly asked questions
- augment delivery of advice, education, and referral, including print, media and community-based interactive efforts ("Condo Moments," "Condo Corner," two 30-minute PBS broadcasts focusing on current condominium issues, pursuant to a developed criteria and written requests attend boards of directors', association, or community board meetings and provide advice, education, and referral)
- study the feasibility of a monthly on-line chat discussion with a condominium specialist on pre-selected topics; promoting self governance by providing a forum for associations to network and problem solve together
- study the feasibility of a grant program to board of directors to participate in Commission-approved education programs, the grant is to subsidize any fee associated with the education program
- upon request and subject to the SEO's decision, Condominium Specialist may attend a registered AOA or Board of Director's meeting

#### **CONDOMINIUM PROJECT AND DEVELOPER'S PUBLIC REPORTS**

- continuous program
- administer the registration of condominium projects and the issuance of effective dates for developer's public reports
- continuous evaluation of the process, records, forms, information documents, rules, coordination with other governmental agencies, coordination with attorneys,

etc., to ensure more timely processing and review time, update and amend all project forms and instructions

- administration of condominium consultants, examine contracts and Procurement Law with the initiation of any requirements, develop an evaluation system on consultants, which includes monitoring and providing reports to the REC on each condominium consultant's assignments and performance, including individual meetings with each consultant as to the evaluation
- review and update checklists, send information and decisions to developers and attorneys on website
- administer and continue to provide public access to review the developer's public reports and other project documents, including requests for copies; subject to compliance with the Uniform Information Practice Act and working with the Office of Information Practices; continue to administer Condo Log in Pacific Business News; implement plan of providing access to developer's public reports through compact discs, State Library locations, REC webpage, etc.
- continue the compiling and indexing of all information/decisions to developers, condominium consultants, and others; including periodic distribution
- plan, develop, and administer any legislative amendments into the registration program; especially collaboration with the Time Share Administrator on any Acts that impacts both Time Share and Condominiums
- implement plan of listing of projects with current developer's public reports on REC webpage
- provide quarterly statistics on CPR registration, developer's public reports, and the processing
- implement a plan of electronic administration, including the scanning of documents on CDs and computerized project tracking, consider contracted vendors, consider the development of unalterable fillable developer's public report forms
- study, report, and recommend a comprehensive evaluation system on the registration and review process, including the use of evaluation forms by developers and attorneys

#### **HAWAII CONDOMINIUM BULLETIN**

- continuous program

- developing, writing, editing, low cost printing and distribution of a quarterly bulletin to all registered condominium associations (board of directors) and CMAs; target board of directors and apartment owners in the management of AOAOs; consider utilizing materials previously developed by the REC or others with permission; master education/meeting calendar, pertinent case law review, etc.; plan, develop and provide for guest articles on relevant topics; lead staff member to work with Commissioners to provide an advance plan, deadline dates, and topic outline at least 45 days in advance of distribution deadlines; DISTRIBUTION DEADLINES: 15<sup>TH</sup> of August, November, February and May
- provide copies to registered AOAOs and CMAs as follows:
 

AOAO:	6 - 7 apts	1 bulletin
	8 - 200 apts	7 bulletins
	201 and over apts	11 bulletins
CMA:	7 bulletins	
- provide for one bulletin distribution to include a copy of the amended Chapter 514A, HRS, and one bulletin distribution to include a copy of the amended Chapter 107, HAR, when approved; purchased or reimburse costs to ASO
- upon completion and before printing/distribution, contents of bulletin shall be immediately submitted to the REC website
- administer the contract with the consultant and all services under the procurement law
- develop a plan for in-house electronic publication, including user-friendly software determination and training
- develop and include a periodic electronic survey-evaluation of bulletin, including surveys from various other programs
- develop and update articles on AOAOs utilizing technology for self-governance, information, discussion, exchanging, documents, etc.
- study feasibility of either increasing the bulletin up to 12 pages with the addition of a developer's section, or a developer's bulletin, or a special webpage for developers



- study the feasibility of electronic delivery of the bulletin to registeed AOAOS and/or delivery solely by REC website with an increased number of bulletins
- consider "developers reference file" and consultants contributing articles

#### **CONDOMINIUM MEDIATION AND ARBITRATION PROGRAM**

- continuous program
- condominium governance mediation, continue program and administer contracts with condominium mediation subsidy program and training
- initiate and work with the Mediation Center of the Pacific to provide educational seminars to the board of directors, apartment owners, CMAs on the purpose of alternative dispute resolution and mediation, as well as providing training to consultants
- administer consultant contracts; continue to review the demand for additional consultants
- collect data, monitor and consult with arbitration groups, including the American Arbitration Association and Dispute Prevention and Resolution
- development and collection of information and statistical data for education and annual report purposes, especially mediation under Act 232 (SLH 2001); in addition, provide periodic reports to CRC on material information on each case submitted for subsidy programs which is to be utilized in education programs, including Condo Bulletin and REC Webpage
- proactively promote REC-funded mediation programs, including the distribution of the condo mediation brochure
- coordinate joint complaint/mediation program with RICO with funding from CEF, see Division and Department Program
- study the feasibility of the CEF funding the filing of an arbitration

#### **CONDOMINIUM HEARINGS PROGRAM**

- 2 year pilot program to end June 30, 2006

- subject to the lead by the Administrative Hearings Office, assist in the administration of the pilot program
- continue to assist the administrative Hearings Office in any educational and awareness program

#### **CONDOMINIUM ASSOCIATION REGISTRATION**

- continuous program
- review and monitor program for improvement of problem areas; records administration; administer biennial registration including fidelity bond requirement; provide statistics periodically
- develop a paperless fidelity bond review process
- outreach program with CMAs and AOAOS for "Steps to a Better Re-registration;" workshops, including neighbor island sites; administer re-registration filing deadline and providing numerous advance communications on the deadline
- study, report, and initiate an electronic application processing recommendations, or computer generated forms with previous responses for recertification or amendments feasibility of internet re-registration process
- plan, develop, and administer any legislative amendments into registration program
- administer a public list of all registered AOAOS, including pertinent information for distribution upon request subject to copying fees, and via scanning including actual registration forms in REC webpage
- compile a biennial profile of registered AOAOS based on the data fields gathered from the registration information

#### **CONDOMINIUM SEMINARS AND SYMPOSIUM**

- continuous program
- produce seminars for the condominium community through contracts with various providers that provide for registration fee subsidies for apartment owners of registered AOAOS; continue to encourage new providers
- administer a CRC educational advisory group to provide recommendations and input about CRC educational

programs; group to include board members, resident managers, representatives from self managed AOAOs, CMAs, condominium organizations, and educators

- subject to resources and utilizing existing REC educational materials, produce cost effective seminars utilizing public facilities, staff, Commissioners and volunteer speakers; no cost to apartment owners of registered AOAOs
- cancellation policy based on minimum early registration requirement, complimentary admission for Commissioners, staff members, RICO staff members
- produce a seminar on reserves, especially the cash flow funding method, collaborate with CAI-Hawaii and any other interested parties
- proactively seek additional consultants, especially on the neighbor islands
- joint program with "Recodification of Chapter 514A"
- research web re-broadcast of all CEF seminars

#### **CRC EDUCATIONAL ADVISORY GROUP**

- carryover program
- administer the CRC Educational Advisory Group consisting of members of the condominium community who meet periodically; subcommittee to provide recommendations on condominium education
- develop a timetable for electronic consumer brochure for condo living
- consider the development of an electronic consumer brochure for seniors
- consider the development of an electronic brochure for real estate brokers to distribute to new owners and tenants of residential condominium units
- seek input on SCR 79

#### **CONDOMINIUM MANAGING AGENTS REGISTRATION**

- continuous program
- with Licensing Branch, administer program, registration procedures, forms, instructions, deadlines,

deficiencies, enforcement, fidelity bond, etc. for improvement and problem resolutions

- develop a paperless fidelity bond review process
- administer re-registration program, participate in Batch Renewal Program; work with Licensing Branch for internet re-registration
- listing of all registered CMAs in REC webpage, including information on PB, fidelity bond, and preprinted lists to be available upon request

#### **CONDOMINIUM HOTEL OPERATOR REGISTRATION**

- continuous program
- administer registration program; administer the biennial CHO re-registration program, participate in Batch Renewal Program
- review and recommend amendments to the administration of CHO registration, including forms, information, records management, fidelity bond, review process, etc.
- provide listing of all registered CHOs upon request, including information on PB or not and fidelity bond or not, and include in REC webpage
- determine sources to locate unregistered CHOs, including county records, HVB, advertising, etc.; initiate initial compliance through education
- develop and distribute startup kits for CHOs, similar to CMAs

#### **RULE-MAKING, CHAPTER 107**

- carryover program
- study and evaluate Chapter 107, HAR, and Chapter 514A, HRS, for rule making; research, draft, review/comment by focus groups and other interested parties, informal consultation with Deputy Attorney General, include among others, REC decisions/informal opinions, formal opinions/declaratory rulings, deregulation without reducing consumer protection and reducing use of resources, etc.
- administer formal rulemaking process; submit to formal process, notice and formal hearing; upon request, provide a copy of proposed rules; consider including proposed rules and/or hearing notice in REC webpage

- provide informal briefings by staff and/or Commissioner
- consider recommendations received from the various participants in recodification, CRC, community workshops, government officials, organizations as to rulemaking for the new law; joint program with "Recodification of Chapter 514A"

## **MEETINGS**

- continuous program
- plan, coordinate, and conduct monthly Condominium Review Committee meetings; including arrangement for facilities, agenda, testifiers, and minutes, briefings to Chair and SEO, pre- and post-meeting requirements; provide schedule of meetings and agendas to participants and include in REC webpage
- develop meetings minutes on PDF and searchable

## **GOVERNMENT AND LEGISLATIVE PARTICIPATION AND REPORT**

- continuous program
- jointly with ERC and the Real Estate Bulletin, research, develop, print, and distribute annual report to the Legislature on condominium education fund, program of work, budget, and mediation program; immediately upon completion to be submitted to REC webpage DEADLINE TO COMPLETE CONDO REPORT: November 15
- coordinate with Administration, provide briefings to Legislators and staff, act as resource, researching and drafting legislative bills/committee reports, submit testimony, present oral testimony, bill tracking
- respond to elected officials inquiries/complaints/requests for information/etc., including Governor, Lt. Governor, Director, Deputy Director, PVL Administrator, Congressional members, Legislators, Mayors, Council Members, and other government officials, including foreign governments and especially Pacific Rim countries; response to include research, troubleshooting, collaboration, mediation, and drafting response

## **LEGISLATIVE ACTS AND RESOLUTIONS**

- review and carry out responsibilities of Legislative Acts and resolutions, amend public copy of Chapter 514A, provide summary of condominium and related Acts and resolution for REC/staff/bulletin, etc.

- research, draft, and print any reports required by legislative Acts or resolutions or agreement
- amend public copy of Chapter 514A and work with ASO for its publication; study the feasibility of ramseyer format of public copy of Chapter 514A

#### **INTERACTIVE PARTICIPATION WITH ORGANIZATIONS**

- continuous program
- active participation with Hawaii, National, International and Pacific Rim organizations and government agencies for the exchange of information and concerns, sharing of educational and research efforts, joint projects of mutual concern, training, etc. through attendance, membership and participation at local, regional, national and international meetings
- CAI, CAI Hawaii Chapter, HCAAO, HICCO, Condominium Council of Maui, IREM, ARELLO, Hawaii State Bar, Zenkauren (Japan), Condominium Management Center of Japan, NARCS, AARP, Senior living groups, etc.
- Commissioner and staff member participants shall actively participate in all communications, attend all pertinent meetings/workshops, and take an assertive role in representing the interests of the Commission, PVLD, DCCA, and the State, especially in all certification programs, participants to provide a written report to Commission/PVLD/DCCA of all participation
- joint program with "Recodification of Chapter 514A"

#### **NEIGHBOR ISLANDS OUTREACH**

- continuous program
- hold a minimum of three CRC meetings at neighbor island site with ERC and LRRC, counties of Kauai, Maui, and Hawaii are pre-selected sites and dates; plan for one and one-half day each
- consideration to hold meetings in collaboration with the local boards, HAR, condominium organizations, etc.
- utilize the Office of Communications for publicity

#### **CONDOMINIUM EDUCATION FUND (CEF)**

- continuous program
- maintenance and review of budget, finance, and records for the Condominium Education Fund (CEF); preparation of quarterly and annual financial statements; preparation of annual budgets; administration of fund investment through State Treasury
- plan and work with DCCA for funding of education and research programs, personnel compensation, and other expenditures subject to revenue projections and approved budget

#### **CONSUMER EDUCATION**

- new program
- develop a consumer education program targeting prospective purchasers of condominium units and new owners of condominium units, on initial project sales and resales
- consider a pamphlet or brochure on condominium living and governance in consultation with real estate professionals, condominium board members, condominium unit owners, and developers
- utilize the Office of Communications for any publicity

#### **RULE MAKING, CHAPTER 53, FEES**

- continuous program
- monitor and review services provided in relation to fees, research/study, make recommendations, develop drafts, assist in the formal rulemaking process, including public hearing, with the Licensing Administrator
- administer with the Licensing Administrator any submissions through review process, hearing, approval, and implementation

#### **CPR PROJECT WORKSHOP AND MEETINGS**

- continuous program
- research and update CPR project workshop materials

- facilitate periodic workshops (at least two per FY) for consultants' training purposes, new laws and rules orientation, amendments to policies and procedures, amended forms or forms development for consultants, staff and commissioners to ensure consistency and accuracy; with purpose for the consultants, consider consultant alternating as workshop lead and developing curriculum at least 30 days in advance
- orientation/training for new consultants
- facilitate a workshop with developers, attorneys, condo consultants, CMAs, AOA focus groups for purposes of discussion on governance issues and how to address it early in the life of a CPR, from initial documents to the 1st AOA meeting
- joint program with the "Recodification of Chapter 514A"

#### **CONDOMINIUM SPECIALIST OFFICE FOR THE DAY**

- continuous program
- condominium specialists set up office at various neighbor island locations to meet and discuss condominium concerns with advanced publicity; upon request, provide for training to RICO Investigators
- utilized for AOA/CMA/CHO re-registration workshops
- consider a joint program with the Real Estate Specialist Office for the Day program
- consider and collaborate arrangements in conjunction with a function of a condominium organization and/or at a condominium organization office
- utilize the Office of Communications for publicity

#### **CONDOMINIUM SPEAKERSHIP PROGRAM**

- continuous program
- subject to resources and approvals, honor requests from condominium organizations, interested groups, colleges or universities, Legislators, government agencies, etc. for participation in some type of program as a speaker or resource concerning condominium issues; participant includes Condominium Specialist, Supervising Executive Officer, Executive Officer, or Commissioner
- joint program with the "Recodification of Chapter 514A"



## TECHNOLOGY AND WEBSITE

- continuous program
- administration of in-house and network system, coordination with DCCA's coordinator, training of staff, purchases of hardware and software, programming, etc.
- utilize laptop computer with screen projection at meetings, symposiums, training, speakership, etc.
- utilize scanning for website, storage of public information, and other programs; develop CD ROM PC for review and use of educational materials and courses by the public
- continue the electronic storage, review, and printing of condominium projects, public reports, association registration, etc. public information
- administer the webpage with a long range plan of including all condominium information, forms, database, etc. and online registrations
- work with DCCA and PVL on plans on technology, computer systems, network, etc. including joint venturing on projects and purchases
- feasibility of purchasing a wireless PC-based telephone conferencing equipment to facilitate participation in neighbor island condominium community and developers
- study the feasibility of web conferencing and equipment
- study the feasibility of providing AOAOs a central depository for all governing documents, minutes, etc. via voluntary participation, including the cost of such a program

## CASE LAW REVIEW PROGRAM

- continuous program
- monitor, collect, and report on judgments and decisions on Hawaii court cases, federal court cases, and other states court cases; material cases to be considered for Condo Bulletin; report on governance case studies

## START-UP KIT FOR NEW AOAOS AND NEW CMAs

- continuous program
- distribute start-up kit to new condominium AOAOS and

new CMAs; which includes a copy of §514A, rules, budget and reserves guide, board of director guide or brochures, past condominium bulletins, etc., with 3 ring binder

- including the reprinting of any necessary product

#### **RECORDS MANAGEMENT**

- continuous program
- administer and organize all records (paper and computer files), reference materials, reports, minutes, legislation, rules, AG opinions, contracts, etc.; consider distribution of expired records
- consider EH or consultant, or special training for staff
- administration of Records Report System and Uniform Information Practices Act with consultation with the Office of Information Practices; user friendly access to public information
- research options/alternatives for records storage (computer, scanning, optic readers, microfilm, etc.) and public information provided via local E-mail systems or e-government site, including capability of making own copies
- scan and provide electronic storage of records, including minutes

#### **COOPERATIVE EDUCATION, RESEARCH, AND ADMINISTRATIVE PROGRAM**

- continuous program
- actively participating and sponsoring cooperative education research, and administrative programs for those Departments, Divisions, Branches that provide direct or indirect services

#### **DIVISION AND DEPARTMENT PROGRAM**

- continuous program
- coordinate activities and programs of mutual concern with PVL, RICO, and DCCA; Director's project on deregulation
- review, analyze, and coordinate positions on Chapter 436B as it relates to Chapter 514A with PVL and AG's Office, especially self-executing provisions

- coordinate and work with RICO on joint program on governance/management complaints and mediation, unified position/voice; see Condominium Mediation and Arbitration Program

#### **STAFF AND COMMISSIONERS DEVELOPMENT**

- continuous program
- development and training of REB staff and Commissioners for better administration of the condominium programs and issues
- assist in amendments to REC Reference Book by researching and drafting amendments relative to CRC and its programs
- participate in training of staff and commissioners as provided by CAI, ARELLO, REEA, CLEAR, and other organizations

#### **CONDOMINIUM REFERENCE LIBRARY**

- continuous program
- develop and continue to provide materials for a condominium reference library at public libraries (State Library System and Makiki Library), REC office, mediation services offices and possibly institutions of higher learning, especially on the neighbor islands, stocked with purchased referenced materials, REC and HREREC materials; purchase and donate to specified public libraries condominium reference material, with REC name and CEF, and REC to initiate list of reference material and where located for associations; study and report on the feasibility of increasing and adding new educational materials at libraries, especially in high CPR concentrated areas, collaborate with CAI-Hawaii, and consider a internet reference library system including links with REC webpage and possible licensing arrangements with national providers such as CAI
- continuous publicity program upon development of the reference library
- study and report on the usage of the condominium reference library materials at the State Library System and REC office
- develop and continue to maintain on the REC webpage a catalog of all public reference materials provided to the State Libraries and at the REB office
- update all condominium library reference materials,

including board of directors chapters and its printing,  
and law amendments; joint program with the  
"Recodification of Chapter 514A"

## II. BUDGET

### A. REAL ESTATE RECOVERY FUND

**REAL ESTATE RECOVERY FUND  
FY 2006 Budget**

	<u>FY 2006 Budget</u>	<u>FY 2005 Budget</u>	<u>FY 2004 Budget</u>
<b>REVENUES</b>			
Application Fees	<u>\$50,000</u>	<u>\$40,000</u>	<u>\$40,000</u>
<b>Total Revenues</b>	<b>\$50,000</b>	<b>\$40,000</b>	<b>\$40,000</b>
<b>EXPENDITURES</b>			
Personnel	44,485	35,000	35,000
<b>Subtotal</b>	<b>\$44,485</b>	<b>\$35,000</b>	<b>\$35,000</b>
Operations	25,000	25,000	25,000
Legal Services	70,000	70,000	70,000
Claims	357,000	354,839	354,839
<b>Subtotal</b>	<b>\$452,000</b>	<b>\$449,839</b>	<b>\$449,839</b>
<b>Total Expenditures and Budget Ceiling</b>	<b>\$496,485</b>	<b>\$484,839</b>	<b>\$484,839</b>

## II. BUDGET

### B. REAL ESTATE EDUCATION FUND

**REAL ESTATE EDUCATION FUND  
FY 2006 Budget**

	<u>FY 2006 Budget</u>	<u>FY 2005 Budget</u>	<u>FY 2004 Budget</u>
<b>REVENUES</b>			
Application and Renewal Fees	\$98,875	\$600,000	\$91,000
Interest	<u>6,900</u>	<u>5,900</u>	<u>5,000</u>
<b>Total Revenues</b>	<b>\$105,775</b>	<b>\$605,900</b>	<b>\$96,000</b>
<b>EXPENDITURES</b>			
Personnel	292,332	270,481	265,177
<b>Subtotal</b>	<b>\$292,332</b>	<b>\$270,481</b>	<b>\$265,177</b>
Administrative Expenses*	17,250	17,250	15,750
Laws and Rules Review Committee Program of Work*	89,000	14,946	13,500
Education Review Committee Program of Work*	189,600	258,350	86,600
<b>Subtotal</b>	<b>\$295,850</b>	<b>\$290,546</b>	<b>\$115,850</b>
<b>Total Expenditures and Budget Ceiling</b>	<b>\$588,182</b>	<b>\$561,027</b>	<b>\$381,027</b>

\* See attached itemization for Administrative Expenses and Program of Work



<b>Administrative Expenses</b>	<b>FY 2006 Budget</b>	<b>FY 2005 Budget</b>	<b>FY 2004 Budget</b>
Supplies	2,000	2,000	2,000
Postage	4,000	4,000	4,000
Equipment Rentals/Maintenance	9,500	9,500	7,500
Machinery and Equipment	500	500	500
Miscellaneous	250	250	250
Books	250	250	250
Dues & Subscriptions	500	500	1,000
Newspaper Ads	250	250	250
<b>Total Administrative Expenses</b>	<b>\$17,250</b>	<b>\$17,250</b>	<b>\$15,750</b>

<b>Laws and Rules Review Committee Program of Work</b>	<b>FY 2006 Budget</b>	<b>FY 2005 Budget</b>	<b>FY 2004 Budget</b>
Real Estate Licensing, Registration & Certification Administration	-	-	-
Advice, Education, and Referral	-	-	-
Rulemaking, Ch. 99	23,000	500	500
Subcommittees	25,000	1,000	1,000
Meetings	-	-	-
Licensing Renewal	-	1,446	-
Legislative and Government Participation	1,000	500	500
Interactive Participation w/Organizations	8,500	6,500	9,500
Legislative Acts and Resolutions	25,000	500	500
Neighbor Island Outreach	-	-	-
Review of Services and Organization	-	-	-
Application Processing and Forms	-	-	-
ARELLO National Disciplinary Action Data Bank	-	-	-
Case Law Review Program	-	-	-
Rulemaking, Ch. 53, Fees	-	-	-
Commissioners Education Program	6,500	4,500	1,500
Division and Department Programs	-	-	-
HUD / ARELLO Fair Housing Agreement	-	-	-
<b>Total Laws and Rules Review Committee Program of Work</b>	<b>\$89,000</b>	<b>\$14,946</b>	<b>\$13,500</b>

<b>Education Review Committee Program of Work</b>	<b>FY 2006 Budget</b>	<b>FY 2005 Budget</b>	<b>FY 2004 Budget</b>
Continuing Education Core Course	8,000	\$8,000	\$8,000
Salesperson Curriculum and Resources	25,000	-	-
Broker Curriculum and Resources	50,000	30,000	12,750
Advice, Education, and Referral	1,000	1,000	1,000
Administration of Prelicense Education Program, Schools, and Instructors	500	500	500
Administration of Examinations	500	500	500
Administration of CE Program, Providers, Instructors	500	500	500
Administration of CE Elective Courses	1,500	1,500	1,500
Education Evaluation Task Force (EETF)	-	75,000	-
Meetings and Symposium	500	500	500
Annual Report and Quarterly Bulletin	30,000	30,000	30,000
Real Estate Education Fund (REEF)	-	-	-
Neighbor Island Outreach	4,000	4,000	4,000
Interactive Participation with Organizations	9,000	6,000	6,000
Real Estate Seminars	20,000	15,850	9,000
Legislative Participation, Research, and Report	500	500	-
Instructor's Development Workshop	2,500	2,500	2,500
Evaluation and Education System for CE and Prelicense Instructors	1,000	1,000	1,000
Real Estate Specialist Office for the Day	4,750	2,750	750
Real Estate Speakership Program	750	750	750
Prelicensing Education Equivalency Administration	-	-	-
Uniform Section Equivalency of Prelicensing Examination	-	-	-
Technology and Web Site	23,100	73,000	4,850
Records Management	500	500	500
Information Distribution System	-	-	-
New Salesperson and New Broker Startup Kits	-	-	-
Cooperative Education, Research, and Administration Program	500	500	500
Division and Department Programs	500	500	500
Staff and Commissioners Development	4,500	2,500	500
Real Estate Reference Library	500	500	500
<b>Total Education Review Committee Program of Work</b>	<b>\$189,600</b>	<b>\$258,350</b>	<b>\$86,600</b>
<b>Total Administrative Expenses and Program of Work</b>	<b>\$295,850</b>	<b>\$290,546</b>	<b>\$115,850</b>

## II. BUDGET

### C. CONDOMINIUM MANAGEMENT EDUCATION FUND

**CONDOMINIUM EDUCATION FUND  
FY 2006 Budget**

	<u>FY 2006 Budget</u>	<u>FY 2005 Budget</u>	<u>FY 2004 Budget</u>
<b>REVENUES</b>			
Application and Renewal Fees	\$42,730	\$418,945	\$32,850
Interest	<u>1,068</u>	<u>5,500</u>	<u>5,000</u>
<b>Total Revenues</b>	<b>\$43,798</b>	<b>\$424,445</b>	<b>\$37,850</b>
<b>EXPENDITURES</b>			
Personnel	357,017	356,528	343,920
<b>Subtotal</b>	<b>\$357,017</b>	<b>\$356,528</b>	<b>\$343,920</b>
Administrative Expenses*	16,750	19,000	25,000
Condominium Program of Work*	120,761	93,511	112,511
<b>Subtotal</b>	<b>\$137,511</b>	<b>\$112,511</b>	<b>\$137,511</b>
<b>Total Expenditures and Budget Ceiling</b>	<b>\$494,528</b>	<b>\$469,039</b>	<b>\$481,431</b>
<b>RECODIFICATION AND DISPUTE RESOLUTION PROGRAMS</b>			
Act 131, SLH 2003			
Recodification of Chapter 514A	-	-	95,000
Act 164, SLH 2004			
DCCA Condominium Dispute Resolution Program	-	25,000	-
Recodification of Chapter 514A	-	150,000	-
<b>Total Recodification and Dispute Resolution Programs</b>	<b>\$0</b>	<b>\$175,000</b>	<b>\$95,000</b>
<b>Total Condominium Education Fund Expenditures</b>	<b>\$494,528</b>	<b>\$644,039</b>	<b>\$576,431</b>

\* See attached itemization for Administrative Expenses and Program of Work

<b>Condominium Program of Work</b>	<b>FY 2006 Budget</b>	<b>FY 2005 Budget</b>	<b>FY 2004 Budget</b>
Recodification of Chapter 514A	30,000	-	-
Advice, Education, and Referral	10,000	30,000	37,000
Condominium Project and Developer's Public Reports	500	500	1,000
Hawaii Condominium Bulletin	17,000	18,000	20,000
Condominium Mediation and Arbitration Program	20,000	15,000	15,000
Condominium Association Registration	500	2,000	-
Condominium Seminars and Symposium	19,261	18,011	20,000
CRC Educational Advisory Group	-	-	-
Condominium Managing Agents Registration	500	500	-
Condominium Hotel Operator Registration	-	-	-
Rule-Making, Chapter 107	-	-	-
Meetings	-	-	-
Government and Legislative Participation and Report	500	500	500
Legislative Acts and Resolutions	-	-	-
Interactive Participation with Organizations	9,500	4,500	4,500
Neighbor Island Outreach	2,500	2,500	4,000
Condominium Education Fund (CEF)	-	-	-
Consumer Education	1,000	-	-
Rule-Making, Chapter 53	-	-	-
CPR Project Workshop and Meetings	500	500	500
Condominium Specialist of the Day	2,000	1,000	1,000
Condominium Speakership Program	1,000	500	500
Technology and Website	-	-	-
Case Law Review Program	-	-	-
Start-Up Kit for New AOAOs	-	-	500
Records Management	-	-	-
Cooperative Education, Research, and Administrative Program	-	-	-
Division and Department Program	-	-	-
Staff and Commissioners Development	6,000	-	-
Condominium Reference Library	-	-	8,011
<b>Total Condominium Program of Work</b>	<b>\$120,761</b>	<b>\$93,511</b>	<b>\$112,511</b>